FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property inside the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480091C, Panel No. 0280F, which is Dated 06/05/2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

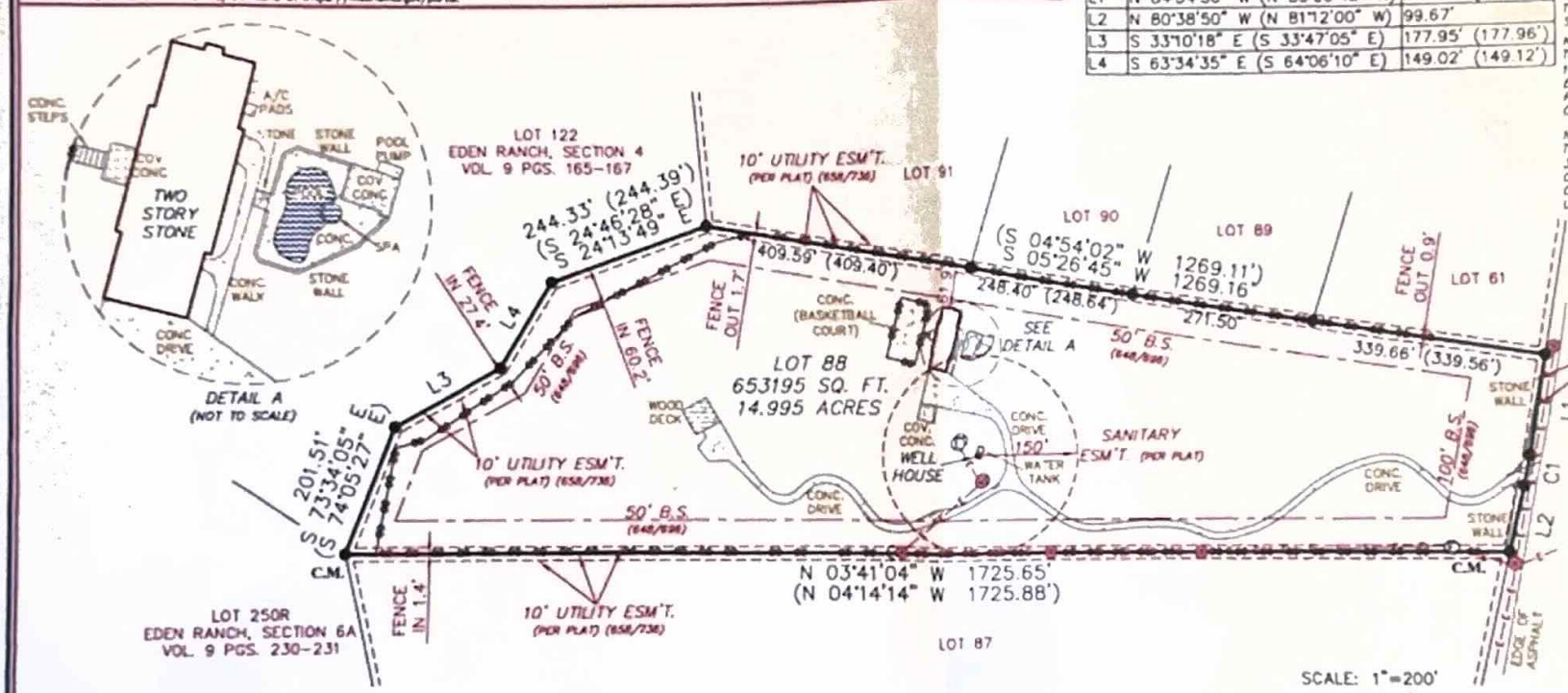
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.00'	45.86' (45.75')	45.86'	N 82°23'35" W	3°55'20"

LINE	BEARING	DISTANCE
L1	N 84°34'56" W (N 85°06'43" W)	149.90' (150.00')
L2	N 80°38'50" W (N 81°12'00" W)	99.67'
L3	S 33°10'18" E (S 33°47'05" E)	177.95' (177.96')
L4	S 63°34'35" E (S 64°06'10" E)	149.02' (149.12')

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

NOTE:
THIS PROPERTY IS NOT SUBJECT TO A 100' ELECTRICAL DISTRIBUTION EASEMENT RECORDED IN VOLUME 317, PAGE 9, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.

NOTE:
THIS SUBDIVISION IS SUBJECT TO A 30' WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS AND SWALES UNLESS OTHERWISE NOTED ON PLAT.



THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9, PAGES 131-133, MAP AND PLAT RECORDS, VOLUME 648, PAGE 898, VOLUME 661, PAGE 295, DOC. NOS. 9606006446, 200706004783, 201306012808, 201706005716, REAL PROPERTY RECORDS, COMAL COUNTY, TEXAS.

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = OVERHEAD ELECTRIC
- = CHAIN LINK FENCE
- = ELECTRIC METER ON POLE
- = POWER POLE
- = G/Y WIRE

Property Address:
182 PALOMA DRIVE

Property Description:
LOT 88, EDEN RANCH, SECTION 3, AN ADDITION IN COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGES 131-133, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

Owner:
CHRIS FRANCOES HUGO

STATE OF TEXAS
REGISTERED
MARK J. EWALD
5095
PROFESSIONAL
LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO.	JOB NO.	TITLE COMPANY	DATE
20-469364-NB	96001	CAPITAL TITLE	03/05/2020

DRAWN BY: CC